

PROPERTY LOCATION

No	Alt No	Direction/Street/City
261		LOWELL ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:
Owner 1:	PHAN DIA MINH	
Owner 2:	YAO GRACE	
Owner 3:		
Street 1:	261 LOWELL STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	Own Occ: Y
		Type:

PREVIOUS OWNER

Owner 1:	SOUCY PAUL EDWARD -		
Owner 2:	SILVERMAN MELANIE TIA -		
Street 1:	261 LOWELL STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4863.000	401,000	3,300	396,100	800,400
Total Card	0.112	401,000	3,300	396,100	800,400
Total Parcel	0.112	401,000	3,300	396,100	800,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		566.05	/Parcel: 566.05

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	401,000	3300	4,863.	396,100	800,400		Year end	12/23/2021
2021	101	FV	370,700	3300	4,863.	396,100	770,100		Year End Roll	12/10/2020
2020	101	FV	370,800	3300	4,863.	396,100	770,200	770,200	Year End Roll	12/18/2019
2019	101	FV	286,900	3300	4,863.	390,500	680,700	680,700	Year End Roll	1/3/2019
2018	101	FV	286,900	3300	4,863.	299,900	590,100	590,100	Year End Roll	12/20/2017
2017	101	FV	286,900	3300	4,863.	282,900	573,100	573,100	Year End Roll	1/3/2017
2016	101	FV	286,900	3300	4,863.	260,300	550,500	550,500	Year End	1/4/2016
2015	101	FV	271,500	3300	4,863.	243,300	518,100	518,100	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2021	Field Review	DGM	D Mann
10/29/2018	MEAS&NOTICE	CC	Chris C
6/4/2012	Info Fm Prmt	BR	B Rossignol
12/6/2008	Meas/Inspect	201	PATRIOT
4/6/2004	MLS	MM	Mary M
4/8/2000	Inspected	276	PATRIOT
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT
8/4/1993		AJS	
Sign:	VERIFICATION OF VISIT NOT DATA		

Total AC/HA:	0.11164	Total SF/SM:	4863	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	396,122	Spl Credit	Total:	396,100
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